



Cherry Tree House Bainbridge, Leyburn, North Yorkshire, DL8 3EN
Offers over £440,000



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VERY DESIRABLE 3-4 Bedroom Home in a VERY PRETTY VILLAGE Offered to the market with NO ONWARD CHAIN: Oodles of character, plus Adjoining GARAGE/WORKSHOP & Screened GARDENS overlooking a 'Lamb Nursery' field & the countryside beyond. SITTING ROOM, DINING ROOM, 6.51m/ 21'4" KITCHEN/BREAKFAST ROOM & SUNROOM; Up to 4 BEDROOMS, En Suite SHOWER ROOM & 'House' BATHROOM. 3-Vehicle PARKING plus GARAGE/WORKSHOP. Lovely WEST FACING COTTAGE GARDEN with OUTBUILDING & Great VIEWS. VERY HIGHLY RECOMMENDED – For Sale with NO ONWARD CHAIN.

Bainbridge is a very pretty, thriving village centred around large village greens - one of the longest established settlements in the Yorkshire Dales. Local facilities include: a Primary/Nursery School, the Rose & Crown inn, a small Village Shop /Post Office, a local Butcher & Metcalfe's Garage. Further afield the market towns of Hawes (About 4 miles), Leyburn (13 miles) & Richmond (20 miles) have a wider selection of facilities.

DINING ROOM 4.19m x 3.82m max (13'8" x 12'6" max)

Staircase to first floor & built-in store cupboard.

SITTING ROOM 6.47m x 3.22m min (21'2" x 10'6" min)

Plus 'viewing alcove'. Fireplace with multi-fuel stove, dual aspect windows & opening to:

NOOK-STUDY AREA 1.53m x 1.28m (5'0" x 4'2")

KITCHEN/BREAKFAST ROOM 6.51m min x 3.47m (21'4" min x 11'4")

A great beamed 'living room' fitted with a range of Oak wall & floor units including pull-out unit & worktops with 1 & ½ bowl sink. Integrated electric oven & ceramic hob, integrated dishwasher & plumber for washing machine. Grant oil boiler. Window & stable door to front & double doors to:

SUNROOM 3.58m into sill x 2.29m (11'8" into sill x 7'6")

Light, power & views over the gardens.

FIRST FLOOR

Hatch to boarded LOFT with light point. Doorway to:

VEATIBULE

Window to side & door to:

'House' BATHROOM 1.92m x 1.64m (6'3" x 5'4")

Panelled bath, washbasin & WC.

BEDROOM 1 (VIEWS) 4.28m x 3.26m (14'0" x 10'8")

Dual aspect with views over the village greens & the hills beyond.

En Suite SHOWER ROOM 1.67m x 1.61m (5'5" x 5'3")

Shower cubicle, washbasin & WC.

BEDROOM 2. 3.26m x 2.95m (10'8" x 9'8")

Plus deep built-in store cupboard with bespoke shelving. Window to front.

BEDROOM 3. 3.82m x 3.60m (12'6" x 11'9")

Plus built-in cylinder/airing cupboard & wardrobe. Window to front & door to:

BEDROOM 4 (VIEWS) 3.46m x 2.11m (11'4" x 6'11")

Window to rear with great views over the 'lamb nursery' field & beyond.

'House' BATHROOM

(See above)

OUTSIDE

Boundary stone wall with twin 5-bar gates to a 3-vehicle Parking Area, Bin & Log Stores; stone-walled sitting area, honeysuckle & flower/shrub beds, outside light point, power & cold-water tap.

Adjoining GARAGE/WORKSHOP 5.70m x (3.36m min) 4.81m max (18'8" x (11'0" min) 15'9" max)

Including a WASHROOM/WC. Light, power & radiator. Double & single doors to front, door & window to rear & Velux window – OPPORTUNITIES!

Enclosed COTTAGE GARDEN (WEST)

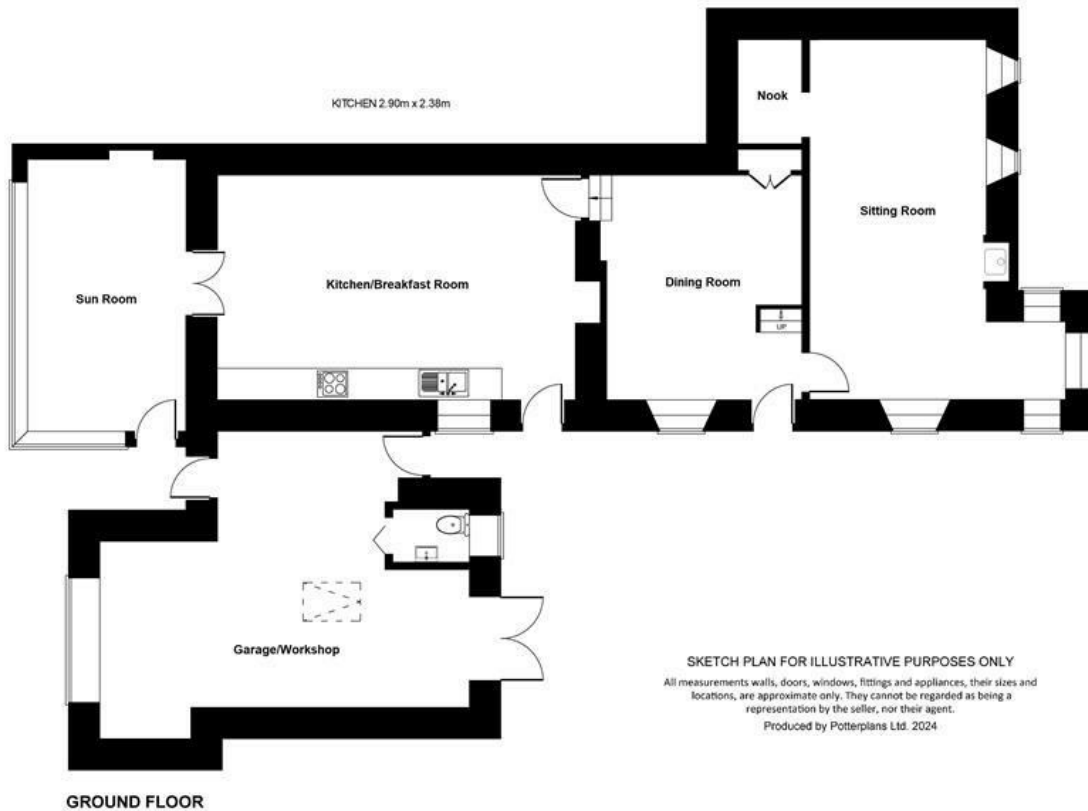
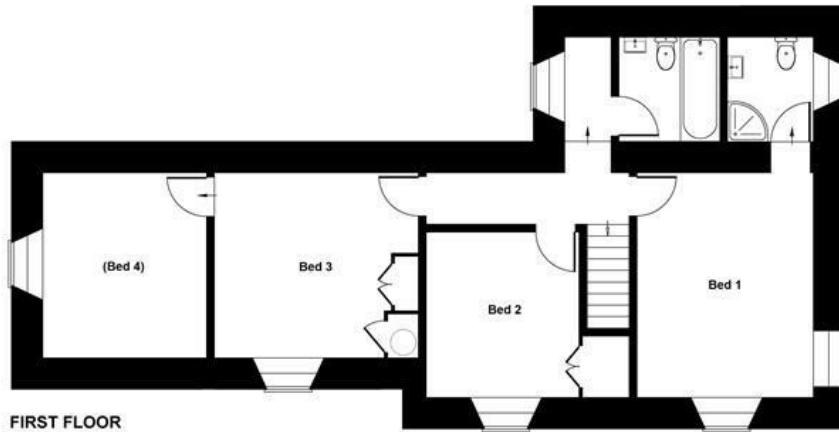
A WEST FACING Garden with lawns, low stone wall-beds & stone-flagged path. Useful OUTBUILDING 3.17m x 2.60m (10'4" x 8'6") with stone-flagged floor. NB: The rear Garden overlooks a 'Lamb Nursery' field & the countryside beyond.

NOTES

- (1) Freehold
- (2) Council Tax Band: E
- (3) EPC: TBA
- (4) Oil Central Heating & UPVC Double Glazing



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2024.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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